

TEXAS AVENUE CORRIDOR STUDY  
PROPERTY INVENTORY SURVEY FORM

Property ID: R33474

Property Information

property address: 707 LAWRENCE  
legal description: MITCHELL-LAWRENCE-CAVITT, BLOCK 21, LOT 4R  
owner name/address: TUCKER, PAMELA PITTMAN  
711 LAWRENCE ST  
BRYAN, TX 77802-2316  
full business name: \_\_\_\_\_  
land use category: Vacant type of business: \_\_\_\_\_  
current zoning: C3 occupancy status: \_\_\_\_\_  
lot area (square feet): 15000 frontage along Texas Avenue (feet): N/A  
lot depth (feet): 200 sq. footage of building: 1224  
property conforms to: ☐ min. lot area standards ☒ min. lot depth standards ☐ min. lot width standards  
60

Improvements

# of buildings: 0 building height (feet): \_\_\_\_\_ # of stories: \_\_\_\_\_  
type of buildings (specify): \_\_\_\_\_

building/site condition: \_\_\_\_\_

buildings conform to minimum building setbacks: ☐ yes ☐ no (if no, specify) \_\_\_\_\_

approximate construction date: accessible to the public: ☐ yes ☐ no  
possible historic resource: ☐ yes ☐ no sidewalks along Texas Avenue: ☐ yes ☐ no  
other improvements: ☐ yes ☐ no (specify) \_\_\_\_\_  
(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☐ yes ☒ no ☐ dilapidated ☐ abandoned ☐ in-use  
# of signs: \_\_\_\_\_ type/material of sign: \_\_\_\_\_  
overall condition (specify): \_\_\_\_\_  
removal of any dilapidated signs suggested? ☐ yes ☐ no (specify) \_\_\_\_\_

Off-street Parking

improved: ☐ yes ☒ no parking spaces striped: ☐ yes ☐ no # of available off-street spaces: \_\_\_\_\_  
lot type: ☐ asphalt ☐ concrete ☐ other \_\_\_\_\_  
space sizes: \_\_\_\_\_ sufficient off-street parking for existing land use: ☐ yes ☐ no  
overall condition: \_\_\_\_\_  
end islands or bay dividers: ☐ yes ☐ no landscaped islands: ☐ yes ☐ no

### Curb Cuts on Texas Avenue

how many: 2 curb types: ☐ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☐ yes ☐ no  
if yes, which ones: \_\_\_\_\_

meet adjacent separation requirements: ☐ yes ☐ no meet opposite separation requirements: ☐ yes ☐ no

### Landscaping

☐ yes ☒ no (if none is present) is there room for landscaping on the property? ☐ yes ☐ no

comments: \_\_\_\_\_  
\_\_\_\_\_

### Outside Storage

☐ yes ☒ no (specify) \_\_\_\_\_  
(Type of merchandise/material/equipment stored)

dumpsters present: ☐ yes ☒ no are dumpsters enclosed: ☐ yes ☒ no

### Miscellaneous

is the property adjoined by a residential use or a residential zoning district?

☒ yes ☐ no (circle one) residential use residential zoning district

is the property developable when required buffers are observed? ☒ yes ☐ no

if not developable to current standards, what could help make this a developable property?

\_\_\_\_\_  
\_\_\_\_\_

accessible to alley: ☐ yes ☒ no

### Other Comments:

Fence cuts property in half.  
Lot depth 270 ft.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_